



Entered on Docket
March 22, 2010

A handwritten signature in dark ink, appearing to read "Linda B. Riegler".

Hon. Linda B. Riegler
United States Bankruptcy Judge

WILDE & ASSOCIATES

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U.S. Bank, N.A.
09-74565

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In Re:

Florelee Monzon

Debtor.

Bk Case No.: 09-20197-lbr

Date: 3/15/2010
Time: 10:00 AM

Chapter 7

ORDER VACATING AUTOMATIC STAY

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to

1 Secured Creditor U.S. Bank, N.A., its assignees and/or successors in interest, of the subject property,
2 generally described as 32 E. Serene Ave. 216, Las Vegas, NV 89123, and legally described as follows:

3 PARCEL I:

4 UNIT 216 ("UNIT-") IN BUILDING 8 (-BUILDING-) AS SHOWN ON THE FINAL PLAT OF
5 MANHATTAN CONDOMINIUMS PHASE 2, FILED IN BOOK 129 OF PLATS, PAGE 69,
6 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER, CLARK COUNTY,
7 NEVADA ("PLAT"), AND AS DEFINED AND SET FORTH IN AND SUBJECT TO THAT
8 CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
MANHATTAN CONDOMINIUMS, RECORDED DECEMBER 21, 2004 AS INSTRUMENT
NO. 02003 IN BOOK 20041221, OFFICIAL RECORDS, CLARK COUNTY, NEVADA
("MANHATTAN CONDOMINIUMS DECLARATION").

9 PARCEL II:

10 TOGETHER WITH AN UNDIVIDED ALLOCATED FRACTIONAL INTEREST IN AND
11 TO THE COMMON ELEMENTS, AS SET FORTH IN, AND SUBJECT TO, THE PLAT
12 AND THE MANHATTAN CONDOMINIUMS DECLARATION AND AS DEFINED AND
13 SET FORTH IN AND SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR MANHATTAN CONDOMINIUMS,
RECORDED DECEMBER 21, 2004 AS INSTRUMENT NO. 02003 IN BOOK 20041221,
OFFICIAL RECORDS, CLARK COUNTY, NEVADA ("MANHATTAN CONDOMINIUMS
DECLARATION").

14 PARCEL III:

15 TOGETHER WITH AN EXCLUSIVE INTEREST IN AND TO THOSE LIMITED COMMON
16 ELEMENTS, IF ANY, APPURTENANT TO THE UNIT, AS SET FORTH IN, AND
17 SUBJECT TO, THE PLAT AND THE MANHATTAN CONDOMINIUMS DECLARATION
18 AND AS DEFINED AND SET FORTH IN AND SUBJECT TO THAT CERTAIN
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
MANHATTAN CONDOMINIUMS, RECORDED DECEMBER 21, 2004 AS INSTRUMENT
NO. 02003 IN BOOK 20041221, OFFICIAL RECORDS, CLARK COUNTY, NEVADA
("MANHATTAN CONDOMINIUMS PHASE 2 DECLARATION").

19 PARCEL IV:

20 TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF REASONABLE INGRESS TO
21 AND EGRESS FROM THE UNIT. AND OF ENJOYMENT OF THE COMMON
ELEMENTS. AS SET FORTH IN, AND SUBJECT TO, THE PLAT AND THE
MANHATTAN CONDOMINIUMS PHASE 2 DECLARATION.

22 PARCEL V:

23 TOGETHER WITH EXCLUSIVE USE PARKING SPACES IDENTIFIED AS A LIMITED
COMMON ELEMENT APPURTENANT TO A PARTICULAR UNIT AS DEFINED IN THE
COVENANTS, CONDITIONS AND RESTRICTIONS.

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1 **IT IS FURTHER ORDERED, ADJUDGED and DECREED** that the Secured Creditor shall
2 **give Debtor at least seven business days' notice of the time, place and date of sale.**

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4 Submitted by:

5 **WILDE & ASSOCIATES**

6 By: 

7 **Gregory L. Wilde, Esq.**

8 Attorney for Secured Creditor

9 **APPROVED / DISAPPROVED**

10 By: _____

11 Edward S. Coleman

12 Attorney for Debtor(s)

13 **APPROVED / DISAPPROVED**

14 By: _____

15 Kathleen A Leavitt

16 Chapter 7 Trustee

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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☐ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☒ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☐ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☒ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor